

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

October-17-2002 for fiscal year 2003 and REV:12/02-2002 TX537v02

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007

Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Hale County Housing Authority

PHA Number: TX 537

PHA Fiscal Year Beginning: (01/01/2003)

**Public Access to Information: Administrative Main Office,
Internet=hcha.us**

**Information regarding any activities outlined in this plan can be obtained by
contacting: (select all that apply)**

- ☒ **Main administrative office of the PHA**
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ **Main administrative office of the PHA (123 East 6Th Street)**
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☒ **PHA Website**
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ **Main business office of the PHA (123 East 6Th Street)**
- ☐ PHA development management offices
- ☒ **Other (list below)**
Internet = hcha.us

5-YEAR PLAN
PHA FISCAL YEARS 2002 - 2006
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☒ **The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic growth, opportunity and a more suitable living environment free from discrimination.**
- ☒ The PHA's mission is: (state mission here)
To continue to request for funding to build Public Housing or to purchase apartment complexes to insure that the low income families are provided with high quality maintenance for the facilities, and affordable rent and homeownership opportunities while being a positive catalyst for family independence and diverse communities as well as providing a suitable environment free from discrimination. The HCHA will, over the next five years, strive for all rental units that come on the program to be free from un-vented open flame heaters.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: **Expand the supply of assisted housing**
Objectives:
- ☒ **Apply for additional rental vouchers.**
 - ☐ Reduce public housing vacancies:
 - ☐ Leverage private or other public funds to create additional housing opportunities:

- ☒ **Acquire or build units or developments if and when funds are available and if the Department of HUD sees fit that there is a need for additional housing in the Urban areas.**
- ☒ **Other (list below)**
We will solicit FEDERAL funds for creating additional housing for rental purposes and rent to own depending on the NEW ruling and availability funding for this area.
- ☒ **PHA Goal: Improve the quality of assisted housing**
Objectives:
- ☐ Improve public housing management: (PHAS score)
- ☒ **Improved voucher management: (The HCHA has achieved a SEMAP score of -- HIGH)**
- ☒ Increase customer satisfaction:
Yes, it is the goal of the HCHA to continue to strive for clients and the HCHA to work together in harmony. Ultimately to reach the goals that each individual client has set for themselves or with a helping hand to achieve a higher level of expectancy.
- ☒ **Concentrate on efforts to improve specific management functions: (list; e.g., Housing Choice Voucher and better quality of homes through Unit inspections) The HCHA will continue to make sure the units placed on the program exceeds the standards set by the Housing Quality Standards.**
- ☐ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)
- ☒ **PHA Goal: Increase assisted housing choices**
Objectives:
- ☒ **Provide voucher mobility counseling: (The HCHA has already implemented counseling information to allow the families that wish to mobilize to other areas in the USA. This information is presented through our orientation video sessions)**
- ☒ **Conduct outreach efforts to potential Housing Choice Voucher landlords: The HCHA will continue to search for better housing and solicit new Landlords.**

- ☐ Increase voucher payment standards:(already implemented)
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☐ PHA Goal: Provide an improved living environment
Objectives: Does not apply
 - ☐ Implement measures to Deconcentration poverty by bringing higher income public housing households into lower income developments:
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☐ Implement public housing security improvements:
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: **Promote self-sufficiency through increasing self-esteem and assist development of assisted households.**
Objectives:
 - ☒ **Increase the number and percentage of employed persons in assisted families:**
 - ☐ Provide or attract supportive services to improve assistance recipients' employability:
 - ☒ **Provide or attract supportive services to increase independence for the elderly, elderly head of households and families with disabilities. (As long as local organizations work with the HCHA)**
 - ☒ **Other: (list below)**

The HCHA will continue to solicit the Federal Government for funding in rural area; over the next two years while I am still working for the Federal Government. The HCHA will do every

thing to implement its new Family self-sufficiency program called, "FSS Through Education and Work Incentives

The HCHA's Program goals are:

- 1) To increase self-esteem and self-worth in the participants.
- 2) Help the participants to become better parents.
- 3) Decrease the Drop-out rate in children of the participants. If the children see their parents working hard to obtain an education, so will they. A parent who has obtained an education is less likely to permit or encourage their Child(ren) to drop-out of school.
- 4) Get the program participants from where they are dependent upon the Federal Government for support to where they are self-supporting and self-sufficient through Education and work incentives.

The Goals that the HCHA would like to reach will not be achieved as long as the Senate and Congress continue to use a blindfold when you look at the Budgets for Voucher only Programs and our over run Borders

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☐ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☒ Other: (list below)
Undertake affirmative measures to provide safe, decent, and sanitary housing and living environments for all assisted American families regardless of race, color, religion, national origin, sex, familial status, and disability.

Other PHA Goals and Objectives: (list below)

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Annual PHA Plan
PHA Fiscal Year 2003
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☒ **High Performing PHA – The HCHA has received a score of “HIGH”**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☒ **Administering Housing Choice Vouchers Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Hale County Housing Authority is designated a “High Performer” Based on the U.S. Department of Housing and Urban Development (HUD) Section 8 Management Assessment Program (SEMAP) scores from 2002 (since October of 1999)

Please note: because of the High Performer designation, there are some parts of the following plan which are not required for High Performing and/or section 8 only Housing Authority to, implement at this time.

The Hale County Housing Authority is pleased to implement QHWRA’S Housing Choice Voucher program as required by HUD. The Authority considers it an upward mobility process that has been used locally and which is deemed essential and urgent for the transformation of the Housing Choice Vouchers to help our community enter into a new detention of self-reliance.

The Hale County Housing Authority has reflected and will reflect changes under QHWRA. The HCHA will also process all on-going and implement new changes as they are introduced. The HCHA will continue to work for this community to improve implementation QHWRA’S plan as the federal government approves the changes.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☐ Admissions Policy for Deconcentration (**N/A Public Housing**)
- ☐ FY 2000 Capital Fund Program Annual Statement (**N/A Public Housing**)
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) (**N/A Public Housing**)

Optional Attachments:

☒ **PHA Management Organizational Chart –Showing the chain of command --- see attachment of this Plan. This is also a part of the ADMINISTRATIVE PLAN.**

☐ FY 2000 Capital Fund Program 5 Year Action Plan

☐ Public Housing Drug Elimination Program (PHDEP) Plan

☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

See the attached Board of Commissioners Resolution approving the existence of the Tenant Advisory Board – See the attached letter from the Board of Directors of Resident Advisory Board along with attached comments from the tenants under the Housing Choice Voucher Program. SEE ATT. TX537 b-c-d-e

☒ Other (List below, providing each attachment name)

Administrative Plan for 2003, -- the Fiscal Year Ending 2001 Audit and the 2002 Budget; will be sent at the time the Hard Copies are sent to Ft Worth Texas.

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
N / A	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
N / A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N / A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with Deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; Notice and any further HUD guidance) and 2. Documentation of the required Deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N / A	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N / A	Schedule of flat rents offered at each public housing development <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
N / A	Public housing management and maintenance policy	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
N / A	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
N / A	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N / A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N / A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N / A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N / A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N / A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N / A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N / A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N / A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N / A	Any cooperative agreement between the PHA and the TANF agency (AGREEMENT IS VERBALE)	Annual Plan: Community Service & Self-Sufficiency
N / A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N / A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N / A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N / A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N / A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1284	N / A	N / A	N / A	N / A	4	COUNTY
Income >30% but <=50% of AMI	1,609	N / A	N / A	N / A	N / A	4	COUNTY
Income >50% but <80% of AMI	2,091	N / A	N / A	N / A	N / A	4	COUNTY
Elderly	2,580	N / A	N / A	N / A	N / A	N / A	N / A
Families with Disabilities	817	N / A	N / A	N / A	N / A	N / A	N / A
Race/ Black	647	N / A	N / A	N / A	N / A	N / A	N / A
Race/ Hispanic	1,928	N / A	N / A	N / A	N / A	N / A	N / A
Race/ White	1,092	N / A	N / A	N / A	N / A	N / A	N / A
Race/ Other	50	N / A	N / A	N / A	N / A	N / A	N / A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☐ Consolidated Plan of the Jurisdiction/s
Indicate year:

- ☒ **U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset**
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	<u>Section 8 tenant-based assistance</u>		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	209		35%
Extremely low income <=30% AMI	246	85%	
Very low income (>30% but <=50% AMI)	4	13%	
Low income (>50% but <80% AMI)	1	2%	
Families with children	179	62%	
Elderly families	23	8%	
Families with Disabilities	87	30%	
Race/Black	96	33%	
Race/Hispanic	171	59%	
Race/White	15	5%	

Housing Needs of Families on the Waiting List

Race/Other

8

3%

Characteristics by
Bedroom Size
(Public Housing
Only)

1BR

2 BR

3 BR

4 BR

5 BR

5+ BR

Is the waiting list closed (select one)? ☒ No ☐ Yes

(The HCHA will only close the waiting list if the waiting period exceeds one year).

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

There is a desperate need for affordable housing in the HCHA's jurisdiction for the low-middle, low, and very low income families. If the federal government would allow 100 units to be constructed and/or refurbished it would relieve the ever growing needs in the rural areas of Texas, New Mexico, Arizona, and California. HUD and Congress states that there is no funding for non-metro areas because we do not have the voting power that the METRO areas have. If and when HUD may offer and/or approves funding for this type of construction in non-metro areas, the HCHA will apply for the Funding.

If Congress gives immunity to the 3 million Mexicans from Mexico and the 6 million from other Countries the need for housing assistance will increase 300 to 500 percent in the Rural Area.

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ **Maintain or increase section 8 lease-up rates by establishing payment standards [PS] that will enable families to rent throughout the jurisdiction. [The HCHA will only increase the PS when the FMR is increased for our jurisdiction].**
- ☒ **Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.**
- ☒ **Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.**
- ☒ **Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.**
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ **Apply for additional section 8 units should they become available**
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Attempt to meet, "HUD's federal targeting requirements for families at or below 30% of AMI in public housing

☒ **Attempt to meet, “HUD’s federal targeting requirements for families at or below 30% of AMI in Section 8 Choice Vouchers and the tenant-based section 8 assistance.**

☐ Employ admissions preferences aimed at families with economic hardships

☐ Adopt rent policies to support and encourage work

☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

☒ **Employ admissions preferences aimed at families who are working**

☐ Adopt rent policies to support and encourage work

☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

☒ **Seek designation funding of public housing for the very low income families, elderly and the handicapped IF and when funding is available for non-metro areas.**

☒ **Apply for special-purpose housing choice vouchers targeted to the elderly, should they become available**

☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

☐ Seek designation of public housing for families with disabilities

☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

☒ **Apply for special-purpose vouchers targeted to families with disabilities, should they become available**

☒ **Affirmatively market to local non-profit agencies that assist families with disabilities**

☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ **Affirmatively market to races/ethnicities shown to have disproportionate housing needs.**
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ **Counseling section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units**
- ☒ **Market the section 8 program to owners outside of areas of poverty /minority concentrations.**
- ☒ Other: (list below)
- A.) Continue to solicit landlords to work with and through the Housing Choice Voucher Programs [Section 8 program] to owners outside of areas of poverty/minority concentrations.**
- B.) It is the HCHA's policy to Counsel Housing Choice Voucher Participants [Section 8 Tenants] as to location of units outside of areas of poverty or minority concentration and assist them in location those units.**

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ **Funding constraints**
- ☒ **Staffing constraints**
- ☒ **Limited availability of sites for assisted housing**
- ☒ **Extent to which particular housing needs are met by other organizations in the community**
- ☒ **Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA**
- ☒ **Influence of the housing market on PHA programs**
- ☒ **Community priorities regarding housing assistance**
- ☒ **Results of consultation with the county and/or state government (Public Housing)**
- ☐ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources:			
Planned Sources and Uses			
Sources		Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		N / A	
a) Public Housing Operating Fund		N / A	
b) Public Housing Capital Fund		N / A	
c) HOPE VI Revitalization		N / A	
d) HOPE VI Demolition		N / A	
e) Annual Contributions for Section 8 Tenant-Based Assistance		\$930,938 [this has been cut by 50% why? Are you trying to stop these Programs? If you are we need to start notifying our clients]	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		N / A	
g) Resident Opportunity and Self-Sufficiency Grants		N / A	
h) Community Development Block Grant		N / A	
i) HOME		N / A	
Other Federal Grants (list below)		N / A	
		N / A	
2. Prior Year Federal Grants (unobligated funds only) (list below)		N / A	
		N / A	
		N / A	
3. Public Housing Dwelling		N / A	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Rental Income	N / A	
	N / A	
4. Other income (list below)	N / A	
	N / A	
4. Non-federal sources (list below)	N / A	
	N / A	
	N / A	
	N / A	
Total resources	N / A	
	N / A	
	N / A	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

N / A

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☐ Criminal or Drug-related activity
- ☐ Rental history
- ☐ Housekeeping
- ☐ Other (describe)

c. ☐ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- d. ☐ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☐ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

N / A

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

- b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

N / A

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
☐ Two
☐ Three or More

b. ☐ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

N / A

a. Income targeting:

☐ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☐ Emergencies
☐ Over housed
☐ Under housed
☐ Medical justification
☐ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

N / A

c. Preferences

1. ☐ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence

- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability

N / A

- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

N / A

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

N / A

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)

- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)
Elderly, Disabled and single families
It is the HCHA's goal to encourage families to stay or to re-unite together

N / A

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

N / A

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☐ The PHA-resident lease
- ☐ The PHA's Admissions and (Continued) Occupancy policy
- ☐ PHA briefing seminars or written materials
- ☐ Other source (list)

N / A

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☐ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

N / A

- a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

N / A

- b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

N / A

- c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

N / A

- d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

N / A

- e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

N / A

- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

N / A

- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ **Criminal or drug-related activity only to the extent required by law or regulation (as long as the local law-enforcement agencies work with the HCHA this requirement can be fulfilled).**
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

b. ☒ Yes ☐ No: **Does the PHA request criminal records from local law enforcement agencies for screening purposes?
If the local Law Enforcement Personnel will work with the H.C.H.A.**

c. ☐ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? **Not at this time.**

d. ☐ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
Not at this time

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug-related activity
- ☒ Other (describe below)
**Current Address and name of Owners if available
If a member of the family is listed as Sex offender, the HCHA will notify the Owner.**

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ **None**
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ **PHA main administrative office – 123 East 6Th Street**

☐ Other (list below)

(3) Search Time

- a. ☒ Yes ☐ No: **Does the PHA give extensions on standard 60 -day period to search for a unit?**

If yes, state circumstances below:

The Housing Choice Voucher is issued for an initial sixty (60) day period. The HCHA may extend the Housing Choice Voucher for up to 60 additional days in one or more increment with approval of the HCHA's Coordinator (1). Extensions of the Housing Choice Vouchers will be allowed by the HCHA Representative for families with un-expired Housing Choice Voucher, who are in great need of safe, decent and sanitary housing and have been unable to find owners with housing that would meet or exceed Housing Quality Standards [HQS or UPCS], and have shown a continued effort in locating a unit.

A family may request an extension of the Voucher if requested within the time period of the active Voucher. All requests for extensions should be received prior to the expiration date of the Voucher.

(4) Admissions Preferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence

- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 **Date and Time**

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ **Residents who live and/or work in your jurisdiction**
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs

- ☐ mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ **Date and time of application**
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the HCHA’s jurisdiction” (select one)

- ☐ **This preference has previously been reviewed and approved by HUD**
- ☒ **The PHA requests approval for this preference through this PHA Plan**

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ **Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements**

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ **The Section 8 Administrative Plan**
- ☒ **Briefing sessions and written materials**
- ☒ Other (list below)

Section 8 Welfare to work

Rental Assistance for Elderly, disabled, and Single Families.

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ **Through published notices**
- ☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

N/A

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☐ \$26-\$50

N/A

2. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- ☐ Yes for all developments
☐ Yes but only for some developments
☐ No

N/A

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☐ Other (list below)

- g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

N/A

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

N / A

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ **100% of FMR**
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard?
(select all that apply) **N / A**

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market
- ☐ To increase housing options for families
- ☒ Other (list below)

The Payment Standard (PS) will not exceed the FMR set by the Federal Government because they have reduced the HCHA's Annual Funding Increments, which eliminates the HCHA from entering the higher priced units in this area.

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ **Annually**
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☐ Success rates of assisted families
- ☒ **Rent burdens of assisted families**
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25

- ☒ \$26-\$50 **(The HCHA has set the minimum rent at \$ 50.00 – see resolution attached to this Plan)**

- b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

For more information regarding this and other related matters, refer to the HCHA's Administrative Plan which is attached to the Plans also attached Resolutions (if required).

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ **An organization chart showing the PHA's management structure and organization is attached – see attachments.**
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	No Units	
Housing Choice Vouchers	380	
Section 8 Certificates	No Units	
Section 8 Mod Rehab	N one	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N one	
Public Housing Drug Elimination Program (PHDEP)	None	
Other Federal	N / A	

Programs(list
individually)

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

- (a) **Through the Housing Choice Voucher Program the owner must maintain the unit and premises in accordance with HQS and local PHA standards.**
- (b) **Through the Housing Choice Voucher Program the owner is not responsible for damages beyond normal wear and tear caused by any member of the household or guest.**

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

See the HCHA's Administrative Plan

N / A

A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☐ PHA main administrative office
- ☐ PHA development management offices
- ☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☒ Yes ☐ No: **The HCHA has established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?**

If yes, list additions to federal requirements below:

located in the Administrative Plan

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ **PHA main administrative office [123 East 6th Street Plainview Texas**
☐ Other (list below)

N / A

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☐ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

N / A

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☐ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☐ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

N / A

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

☐ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

N / A

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

N / A

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

7. Timeline for activity:
- a. Actual or projected start date of activity:
 - b. Projected end date of activity:

N / A

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

N / A

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	

4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

N / A

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

N / A

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/>	Assessment underway
<input type="checkbox"/>	Assessment results submitted to HUD
<input type="checkbox"/>	Assessment results approved by HUD (if marked, proceed to next question)
<input type="checkbox"/>	Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	

4. Status of Conversion Plan (select the statement that best describes the current status)
- ☐ Conversion Plan in development
 - ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)
 - ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)
 - ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
- ☐ Units addressed in a pending or approved demolition application (date submitted or approved: _____)
 - ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
 - ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
 - ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
 - ☐ Requirements no longer applicable: site now has less than 300 units
 - ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

This program will not be implemented at this point and time because the Federal Registers are not completely clear on the implementation of the Homeownership Programs.

N / A

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for

each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

N / A

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

The HCHA will consider the implementation of this program if and when the final ruling and funds are available.

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
- ☐ 26 - 50 participants
- ☐ 51 to 100 participants
- ☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
The HCHA has an informal agreement with TANF Agencies and this agreement seems to be working very well.

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ **Client referrals**
- ☒ **Information sharing regarding mutual clients (for rent determinations and otherwise)**
- ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families *(The JTPA Programs does not work with HUD – this would be a welcome relief- Money for labor is a commodity, this avenue would allow the Authorities to operate more efficiently)*
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program

- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☒ **Section 8 admissions policies**
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☐ Yes ☒ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Not at this point and time

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
N / A				

(2) Family Self Sufficiency program/s

a. Participation Description

Program	Family Self Sufficiency (FSS) Participation	
	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N / A	N / A
Section 8	None	None

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ **Informing residents of new policy on admission and reexamination**
- ☒ **Actively notifying residents of new policy at times in addition to admission and reexamination.**
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☒ **Other:** (list below)
- Presently working under an agreement with all appropriate TANF agencies regarding the exchange of information.**

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small

PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

N / A

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

The Hale County Housing Authority Agrees to comply with all Federal and State Regulations pertaining to the Civil Rights of All Families and Single Persons Presently being assisted or that will be assisted in the future. The Hale County Housing Authority will not discriminate against persons due to race, color, creed, sex, national origin, religion, or familial status.

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? If no, skip to component 17.)

2. ☒ Yes ☐ No: **Was the most recent fiscal audit submitted to HUD?**

YES!

Fiscal year 2001 was up loaded to HUD Site and Hard Copy sent to Ft Worth and a Hard copy will be attached to the Plans that will be sent to HUD Ft. Worth before October 15, 2002.

3. ☐ Yes ☒ No: **Were there any findings as the result of that audit?**

4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____

5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

N / A 17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- ☐ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)

3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

The Tenant Advisory Board was approved by the Board of Commissioners in 1999 and formally met and elected their officers. The Tenant Advisory Board will continue to meet on an as needed bases. The recipients of Housing Choice Voucher Programs will be encouraged to comment on the Plans. All comments will be attached to the final draft.

The HCHA is Currently adding additional duties to the Resident Advisory Board (RAB) such as Grievances issued by Clients and/or Landlords.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☒ Attached at Attachment (File name) **Comments from the R. A. B.**

☐ Provided below:

All updated comments will be attached to the final draft.

3. In what manner did the PHA address those comments? (select all that apply)

☒ **Considered comments, but determined that no changes to the PHA Plan were necessary.**

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☐ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)

☐ Candidates were nominated by resident and assisted family organizations

☐ Candidates could be nominated by any adult recipient of PHA assistance

- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☒ Other: (describe)
The HCHA's Board of Commissioners take under advisement all the Residents that respond to the HCHA's notice concerning the Resident Advisory Board. It is the policy of the Board of Commissioners to retain the RAB Board as an active extension of the Board of Commissioners.

The following Tenants currently reside on the Resident Advisory Board

- 1.) **Minnie Marshall** (*RAB Representative/RAB Chairman*)
- 2.) **Erica Delgado** (*RAB Representative/Commissioner*)
- 3.) **Natalie Walker** (*RAB Representative/Commissioner*)
- 4.) **Gloria Blackmore** (*RAB Representative/Commissioner*)
- 5.) **Maria Salazar** (*RAB Representative/Commissioner*)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☒ **Any adult recipient of PHA assistance**
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☒ **All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)**
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **HALE COUNTY HOUSING AUTHORITY**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ **The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.**
 - ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

- ☒ **Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.**
(list below)
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
Board of Commissioner's approval

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Tenant Comments: These comments will remain and other comments will be added until the Federal Government Answers them!

I do not understand why you want to do away with open flame heaters. I have an open flame heater in my bathroom, I have used it for years; it is hard to get heat in the bathroom in the older houses. Will I have to get rid of it.? ...

signed T. Shannon

Answer: This is a goal that the HCHA has elected to implement over the next Five Years and it is not meant to hurt the tenants or shorten the already small rental market. We will help the Owners in any way, such as increasing the rents on the units that currently have open flame heaters if the Owners replace or Vent the Heaters.

Thank You for this comment.

Why does HUD not allow the building of new homes for the low income families to purchase. When we have reached a point where we no longer qualify for housing assistance, food stamps, and or TANF, we would like to have something to point at and say this is mine!

Signed E. Martinez

Answer: This is another goal (dream) that the HCHA will continue to ask the Federal Government for Financial help to get the program off the launch pad. The HCHA would like to implement this over the next Five Years. This will not hurt the current owners of rental units. We will continue to help the Owners in any way, such as increasing the rents on the units that currently exceed the HQS and PHA standards.

Thank You for this comment.

With the rental market so tight as stated in the local newspaper; why will HUD not build new apartments for the very low income and the low income families or purchase apartments and bring them up to standards. This should help the tight rental market YES/NO.

Signed E. Saucado

Answer: This would be the best choice for this area and the HCHA will continue to ask the Federal Government for Financial help to get this type of program for this area. The HCHA would like to implement this within the next Five Years. We do not feel that this would hurt the current owners of rental units. The rental contracts

could be handled through local realtors in which would benefit them.

Thank You for your comments.

Other comments will be attached to the final draft that is on display at the HCHA's office and the Original Copy that is sent to HUD.

ATTACHMENT TX537a 01

HALE COUNTY HOUSING AUTHORITY

H.C.H.A. DIRECTORY

MAILING ADDRESS:

Hale County Housing Authority
P O Box 0099
Plainview, Texas 79073-0099
123 East 6th. Street

Web Site:-> <http://www.halecountyhousing.com> on Jan 1, 2003 the Address will be
<http://www.hcha.us>

DATE: April 08, 2002

HCHA's Phone and Fax Numbers:

Office: (806)29-34169/(806)293-4160

Fax:->(806)293-9507

E-Mail>hcha@texasonline.net

Monday: 8:00-12:00	(Closed for Lunch)	1:00-4:00 for Clients...	4:00-6:00 Paper Work.
Tuesday: 8:00-12:00	(Closed for Lunch)	1:00-4:00 for Clients...	4:00-6:00 Paper Work.
Wednesday: 8:00-12:00	(Closed for Lunch)	1:00-4:00 for Clients..	4:00-6:00 Paper Work.
Thursday: 8:00-12:00	(Closed for Lunch)	1:00-4:00 for Clients...	4:00-6:00 Paper Work.
Friday: 8:00-12:00	(Closed to Clients)	In house work	Board Approved Resolution -- 05-1993

CHAIRPERSON:

Rev Robert DeLos Santos (Male - Hispanic,
Handicapped - Pastor)
P O Box 1146 - Hale Center, Tx 79041-1146
Phone: (806) 839-2572

COMMISSIONER:

Lola Carter (Female - White,
Business Owner Retired)
1413 Vernon -- Plainview, Tx 79072
Phone: (806) 293-3110

VICE-CHAIRMAN:

Travis Cruz Male-American German)
.A Collage Graduate, owns his Business
1311 Borger Plainview, Tx 79072
Phone: (806) 293-5355

COMMISSIONER:

Florencia Hayes (Female - Hispanic,
Certified Teacher PREE "K")
P O Box 812 Plainview, Tx 79072
Phone: (806) 296-6931

EXCUTIVE DIRECTOR:

David Clark (Male - White American Indian)
College Graduate (BA)
P O Box 99 Plainview Tx 709072
Phone (806) 293-4160

COMMISSIONER:

Teresa Moore (Female-Black)
Collage Graduate, Deputy Tax Assessor
1607 West 9th/Plainview, Tx 79072
Phone (806) 296-2905

**

LOCAL GOVERNMENT:

County Judge Bill Hollars
Hale County Court House
Plainview, Tx 79072
Phone: (806) 291-5214

The Commissioners of this Authority and the County Judge do not currently have and have never had any RENTAL PROPERTY on the Hale County Housing Authority's Certificates or Vouchers Programs.

DUE TO INCREASING EXPENSES (Supplies, Utilities, Maintenance ETC) THE HALE COUNTY HOUSING AUTHORITY WILL CLOSE ON WEDNESDAYS UNTIL FURTHER NOTICE!

ATTACHMENT TX537b 01

HALE COUNTY HOUSING AUTHORITY SECTION 8 EXISTING & VOUCHERS

RESOLUTION NUMBER 99-11-02

NOW, THEREFORE, BE IT RESOLVED BY THE HALE COUNTY HOUSING AUTHORITY's BOARD OF COMMISSIONERS that the foregoing resolution be approved effective November 19, 1999;

The Hale County Housing Authority (HCHA) Board of Commissioners have met in regular session and determined the following:

Whereas, under the provisions of the United States Housing Act of 1937, as amended, the United States of America, acting through the secretary of Housing and Urban Development ("Government"), has designated local housing authorities to provide housing at an affordable rate and assist local families and owners in undertaking and carrying out the rental assistance for low income families, by providing safe, decent, sanitary and an affordable place to live. By the adoption of this Resolution we will continue in the planning for low-rent housing that will assist in meeting these goals; and

Whereas, the Act provides that there shall be local determination of how the Annual and Five Year Plan is implemented and carried out. The Hale County Housing Authority believes that if the Authorities and HUD work together for a common goal, "Helping our families to better themselves through Education and work incentives" we will have done what we are here to do.

It is Further Understood, to comply with the Department of Housing and Urban Development, the Hale County Housing Authority will implement the Annual and Five Year Plans in accordance with the regulations set forth by Congress and the Housing Urban Development (HUD).

It is Further Understood, to comply with the Department of Housing and Urban Development, the Hale County Housing Authority will submit the Plans on or before December 1, 1999 for approval. This action is in accordance with the regulations set forth by Congress and the Housing Urban Development (HUD).

Motion made by: Rosa Lees

Seconded by: Lola Carter

Date: **November 19, 1999**

ATTACHMENT TX537c 01

HALE COUNTY HOUSING AUTHORITY SECTION 8 EXISTING & VOUCHERS

RESOLUTION NUMBER 99-11-03 Resident Advisor Board

NOW, THEREFORE, BE IT RESOLVED BY THE HALE COUNTY HOUSING AUTHORITY's BOARD OF COMMISSIONERS that the foregoing resolution be approved effective November 19, 1999;

The Hale County Housing Authority (HCHA) Board of Commissioners having met in regular session and determined the following:

Whereas, under the provisions of the United States Housing Act of 1937, as amended, the United States of America, acting through the secretary of Housing and Urban Development ("Government"), has designated local housing authorities to implement a Tenant Advisory Board to review the annual and five year plans and to seek comments from other tenants now receiving assistance through the Voucher Program.

Whereas, The Resident Advisory Board will report to the HCHA's Board of Commissioners at each regular Board Meeting, with all comments in a written format.

Whereas, The Resident Advisory Board will have no authority over the staff, and the functions of the HCHA.

Whereas, The Resident Advisory Board will also be designated as a grievance board to review tenants problems, the Executive Director or his/her designee will be present only to see that issues are presented to the Resident Board in a calm and timely manor. The issues brought to this Board will be answered within a timely manor but no longer than one month from the date of the meeting.

Whereas, The Hale County Housing Authority Resident Advisor Board will consist of the following:

1 Chairperson 1 Secretary 3 Commissioners

Motion made by: Lola Carter

Seconded by: Rosa Lees

Date: NOVEMBER 19, 1999

ATTACHMENT TX537d 01

HALE COUNTY HOUSING AUTHORITY SECTION 8 EXISTING & VOUCHERS

RESOLUTION NUMBER 99-11-04 Resident Advisory Board (RAB) Approval of Annual & Five Year Plans

NOW, THEREFORE, BE IT RESOLVED BY THE HALE COUNTY HOUSING AUTHORITY'S RESIDENT ADVISORY BOARD OF COMMISSIONERS that the foregoing resolution be approved effective November 29, 1999;

The Hale County Housing Authority (HCHA) Resident Advisory Board will use the following criteria in approving the implementation and forwarding the attached Annual and Five Year Plans to the HCHA's Board of Commissioners for their approval. The Hale County Housing Authority will submit the Plans as required.

WHEREAS, in accordance with Regulations set forth by the Quality Housing and Work Responsibility Act of 1998 and revised and finalized on February 1999. Section 8 Housing Agencies shall provide an Annual and Five Year Plan reflecting the needs of the community over the next five years. The Plan is subject to change as long as the change is in the best interest of this Community and reflects an upward mobility.

WHEREAS, in accordance with the QHWRA of 1999 states the HA's Resident Advisory Board must be approved by Resident Advisory Board Resolution and Signed by the Chairman of that Board and attested to by the Secretary of the Resident Advisory Board.

BE IT RESOLVED, by the Commissioners of the HALE COUNTY HOUSING AUTHORITY RESIDENT ADVISORY BOARD of Hale County, Texas, that to their present knowledge, there is no evidence in the above mentioned plans which indicates a serious deficient performance that would cast doubt on the HA's capacity to preserve and protect its housing stock and operate in accordance with Federal law and regulations.

Motion made by: *Gloria Blackmore*

Seconded by: *Eloida Saucedo*

Date: **NOVEMBER 29, 1999**

ATTACHMENT TX537e 01

HALE COUNTY HOUSING AUTHORITY SECTION 8 EXISTING & VOUCHERS

RESOLUTION NUMBER 99-11-05 Annual & Five Year Plans TO BE SUBMITTED TO HUD

NOW, THEREFORE, BE IT RESOLVED BY THE HALE COUNTY HOUSING AUTHORITY's BOARD OF COMMISSIONERS that the foregoing resolution has been approved by RAB and presented to this Board for final approval and to be effective November 30, 1999;

The Hale County Housing Authority Board of Commissioners will use the following criteria in approving the implementation and forwarding the attached Annual and Five Year Plans to the Department of Housing Urban Development (HUD) for their approval.

WHEREAS, in accordance with Regulations set forth by the Quality Housing and Work Responsibility Act of 1998 and revised and finalized on February 1999, Section 8 Housing Agencies shall provide an Annual and Five Year Plan reflecting the needs of the community over the next five years. The Plan is subject to change as long as the change is in the best interest of this Community and reflects an upward mobility.

IT IS FURTHER UNDERSTOOD, that the Hale County Housing Authority's Board of Commissioners will seek the advice and comments from the Resident Advisory Board which reflects the needs of this community.

WHEREAS, in accordance with the Q.H.W.R.A. of 1999 which states the Annual and Five Year Plans must be approved by the HA's Board of Commissioners through Resolution and Signed by the Chairperson of that Board and attested to by the Secretary of the Board.

BE IT RESOLVED, by the Commissioners of the HALE COUNTY HOUSING AUTHORITY BOARD of Hale County, Texas, that to their present knowledge there is no evidence in the above mentioned plans which indicates a serious deficient performance that would cast doubt on the HA's capacity to preserve and protect its housing stock and operate in accordance with Federal law and regulations.

Motion made by: **Rosa Lees**

Seconded by: **Lola Carter**

Date: **NOVEMBER 30, 1999**

ATTACHMENT TX537f 01

Public Housing Drug Elimination Program Plan

N / A

The HALE COUNTY HOUSING AUTHORITY is a Housing Choice Voucher Program only! The Federal Government does not feel that expenses is warranted for this type of program. The Senate and Congress feels that helping small groups or one to one helps their political image. They have lost the concept that helping one family to help another family is better than working in large groups.

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ _____

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____
R _____

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months_____ 12 Months_____ 18 Months_____ 24
Months_____ Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996					
FY 1997					
FY1998					
FY 1999					

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							

3.							
----	--	--	--	--	--	--	--

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

N / A

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140				
9150				

9160		
9170		
9180		
9190		
TOTAL	\$	\$

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

The following Certifications and Disclosures will be sent to HUD attached to the hard copy of the 5 Year, Annual, Administrative and Consolidated Plans. Along with any other required attachments.

- (1) 5 Year and Annual Plan
- (2) Administrative Plan
- (3) Consolidated Plan
- (4) PHA Certifications of Compliance with the PHA Plans and Related Regulations Board Resolution to Accompany the PHA Plan
- (5) Certification of Payments to Influence Federal Transactions
- (6) Certification for a Drug-Free Workplace
- (7) Disclosure of Lobbying Activities
- (8) Most recent Audit
- (9) Utility Allowance Sheet (updated)
- (10) Directory of the Board of Commissioners

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

This does not apply to this PHA

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification			Activity Description					
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>